



PLANNING & CODES

Planning and Zoning Commission Report

ZC 13-19

A request for Zoning Designation 13-19 was considered during a public hearing at the Planning & Zoning Commission meeting on July 9, 2019:

ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL (R-1) AND COMMERCIAL (C) FOR PROPERTY ANNEXED INTO THE SEGUIN CITY LIMITS, BEING THE 3900 BLOCK OF STATE HIGHWAY 46 N, PROPERTY ID 55496.

Pamela Centeno presented the staff report. She advised the Commission that the property was recently annexed into the city limits of Seguin. She stated that the City of Seguin is establishing the initial zoning designation of Commercial along the Hwy 46 frontage and a zoning designation of Single Family Residential (R-1) for the remainder of the property. Staff recommended approval of the zoning designation.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Designation 13-19 Commissioner Spahn moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Designation Request to Single Family Residential (R-1) and Commercial (C). Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-1) AND COMMERCIAL (C)

MOTION PASSED

6-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "P Centeno".

ATTEST: Pamela Centeno, Director
Planning & Codes



PLANNING & CODES

ZC 13-19 Staff Report 3900 Blk of SH 46N – Approx. 79.4 Acres Annexation Zoning Designation R-1, C

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Glennie Hafley
403 Johnston Blvd
Waxahachie, TX 75165

Property Address/Location:

3900 Blk of State Hwy 46 N

Legal Description:

Abs: 20 Sur: AM Esnaurizar;
Approx. 79.4 acres
Prop. ID 55496

Lot Size/Project Area:

Approx. 79.4 acres

Future Land Use Plan:

Outside of the FLUP

Notifications:

Mailed 6-28-19
Newspaper 6-23-19

Comments Received:

No Comment Received

Staff Review:

Pamela Centeno
Director of Planning & Codes

Attachments:

- Location Map
- Existing Zoning Map
- Proposed Zoning Map

REQUEST:

A Zoning Change designation for property recently annexed into the city limits of Seguin. Proposed zoning designations are Single Family Residential (R-1) and Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Zoning not yet established – recently annexed	Ag/Farmland
N of Property	No Zoning- Outside City Limits	Sparsely Populated Residential
S of Property	No Zoning- Outside City Limits	Ag/Farmland
E of Property	R-1, C, A-R (effective 7/12/19)	Ag/Farmland (Platting in progress for Residential development w/ commercial frontage)
W of Property	No Zoning- Outside City Limits	Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property was recently annexed into the Seguin city limits. The City of Seguin is seeking to establish the initial zoning designation for the property. Staff recommends a zoning designation of Commercial along the SH 46 frontage and a zoning designation of Single Family Residential (R-1) for the remainder of the property as identified on the attached map.

Planning Department Recommendation:

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This parcel was recently annexed into the Seguin city limits with an effective date of June 1, 2019. The next step in the annexation process is zoning. The parcel is currently vacant, being used for agricultural uses. A developer has proposed single-family residential and commercial uses for the property.

CODE REQUIREMENTS:

When establishing the initial zoning for a newly annexed property, the City of Seguin considers a number of factors including the existing land uses in the area, the property owners' input regarding future development, and the surrounding zoning designations. Taking into consideration all of these factors, staff is proposing Commercial zoning along the SH 46 frontage and Single-Family Residential (R-1) for the remainder of the property.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located at the corner of the State Hwy 46 and Three Oaks Rd. The existing land use is ag/farmland. There are existing single-family residential properties to the west that are outside the city limits. The farmland properties to the north and south are also outside the city limits. This area has seen recent growth in residential development. Properties that front SH 46, however, commonly reserve a portion of the highway frontage for commercial development. In addition, the parcel located east of this property has also been annexed and has recently been approved for Single-Family Residential (R-1), Commercial, and Ag-Ranch zoning.

COMPREHENSIVE PLAN:

This property was outside of the City of Seguin's ETJ when the Future Land Use Plan was adopted.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

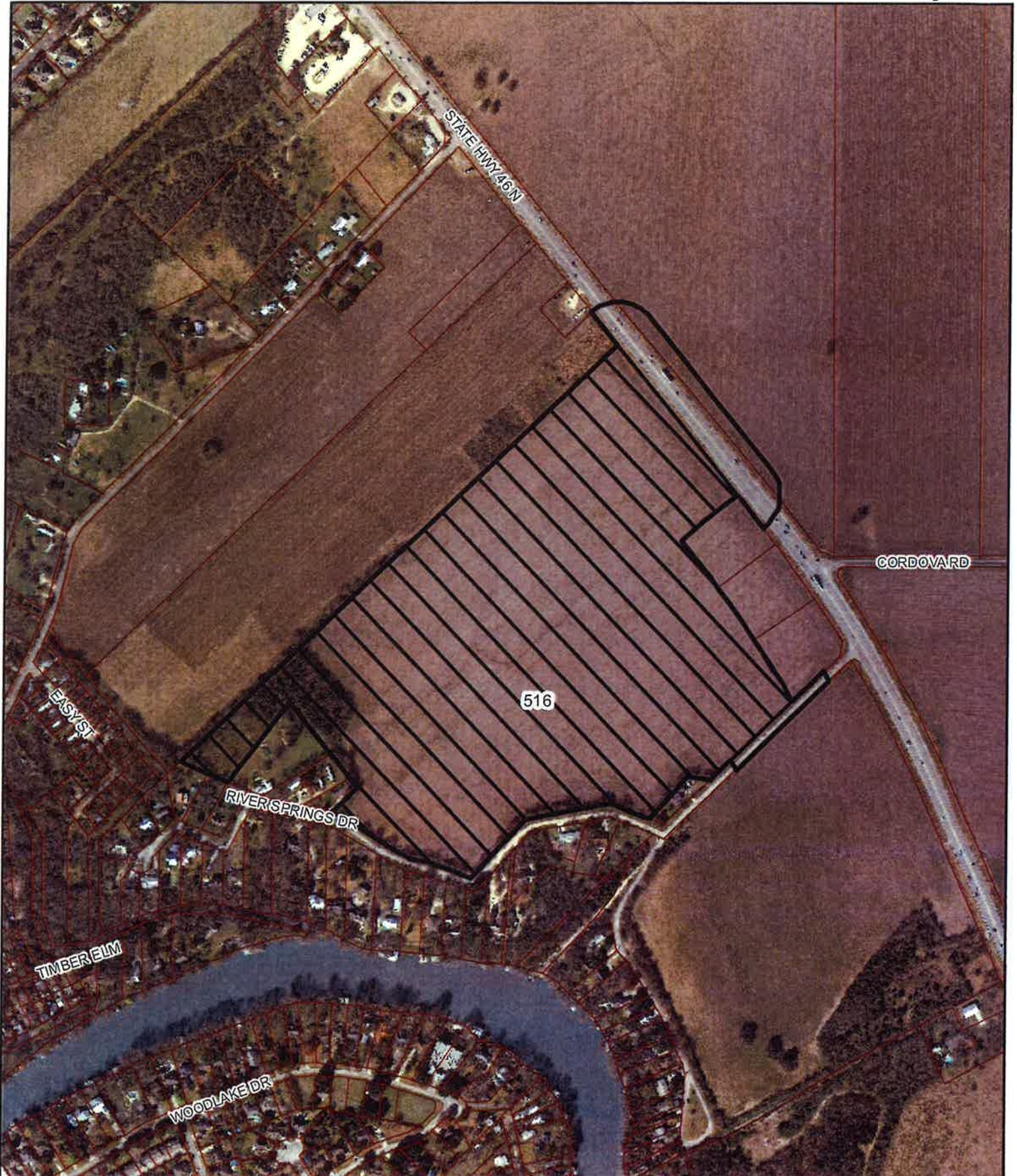
The subject parcel is located outside the FEMA floodplain.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage on State Hwy 46, a TXDOT right-of-way. Development of this property will require access approval from the state agency. The property also fronts Three Oaks Rd. Access approval for Three Oaks Rd will be required from the City of Seguin.

LOCATION MAP

ZC 13-19: 3900 Blk State Hwy 46 N



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location



200' Notification Buffer



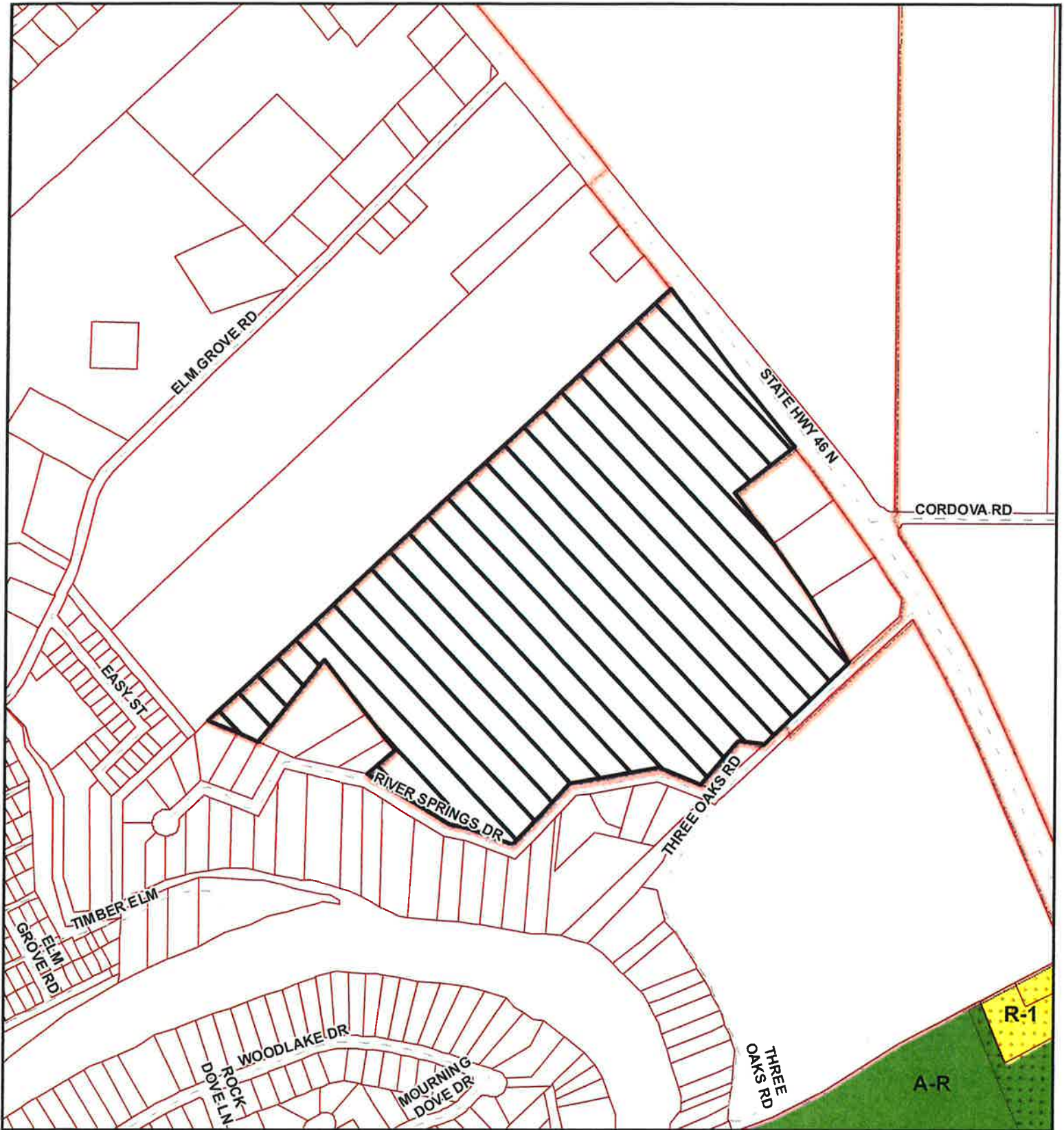
Lot Lines

1 inch = 600 feet

Printed: 6/11/2010

ZONING MAP

ZC 13-19: 3900 Blk State Hwy 46 N



A-R Agricultural Ranch	ZL Zero Lot Lines	MHP Manufactured Home Park	I Industrial
R-R Rural Residential	DP-1,2 Duplex	NC Neighborhood Commercial	P Public
S-R Suburban Residential	MF-1,2,3 Multi-Family	C Commercial	PUD Planned Unit Development
R-1 Single Family Residential	M-R Manufactured Residential	LI Light Industrial	

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Site Location

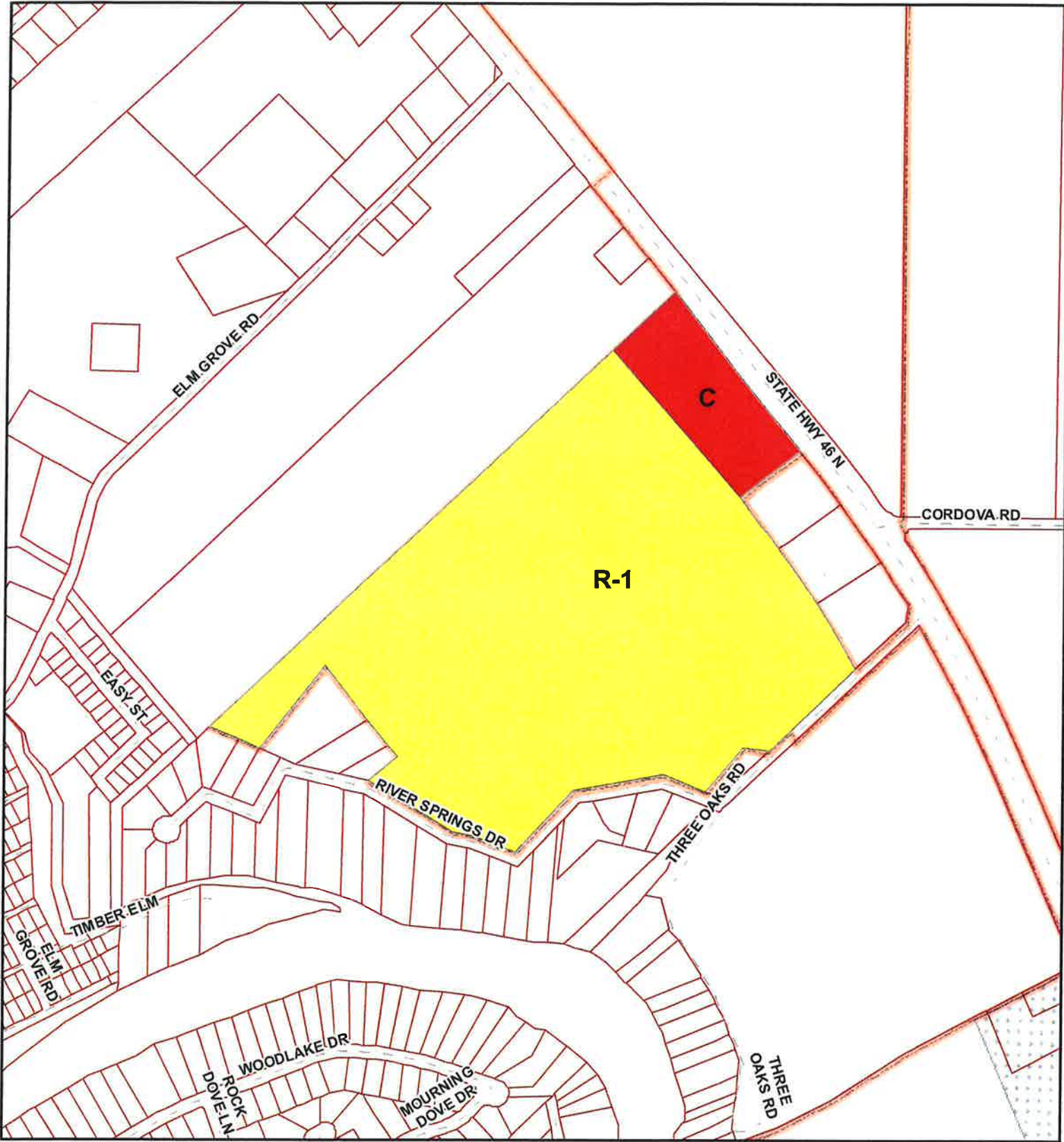
Lot Lines

1 inch = 600 feet

Printed: 6/14/2019

PROPOSED ZONING MAP

ZC 13-19: 3900 Blk SH 46 N



A-R Agricultural Ranch	ZL Zero Lot Lines	MHP Manufactured Home Park	I Industrial
R-R Rural Residential	DP-1,2 Duplex	NC Neighborhood Commercial	P Public
S-R Suburban Residential	MF-1,2,3 Multi-Family	C Commercial	PUD Planned Unit Development
R-1 Single Family Residential	M-R Manufactured Residential	LI Light Industrial	

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

Reid
JUL 09 2019

Re: **3900 Block of State Highway 46 N,
Property ID 55496**

Name: Blake Yantis

Mailing Address: 6812 WEST AVENUE SQ, TX 78213

Phone No.: 210 383 6585

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ☒

Opposed ☐

Reasons and/or comments _____

